

LEGEND:

- L. M. D. D. LAKE WORTH DRAINAGE DISTRICT
- FPL FLORIDA POWER & LIGHT
- ORB OFFICIAL RECORD BOOK
- PBCD PALM BEACH COUNTY
- PRM PERMANENT REFERENCE MONUMENT
- P. B. PLAT BOOK
- P. B. PAGES
- PG PAGE
- U. E. UTILITY EASEMENT
- D. E. DRAINAGE EASEMENT
- TWO TOWNSHIP
- RGE RANGE
- (NR) NON-RADIAL
- CL CENTERLINE
- PERMANENT CONTROL POINT
- PERMANENT REFERENCE MONUMENT
- SET PLS # 4763
- PERMANENT REFERENCE MONUMENT FOUND
- L. M. A. E. LAKE MAINTENANCE ACCESS EASEMENT
- L. M. E. LAKE MAINTENANCE EASEMENT
- L. A. E. LIMITED ACCESS EASEMENT
- A. M. E. ACCESS AND MAINTENANCE EASEMENT
- R/W EASEMENT
- EASE EASEMENT
- PUD PLANNED UNIT DEVELOPMENT
- B. E. BUFFER EASEMENT
- NR NON-RADIAL
- TYP. TYPICAL

# ADDISON RESERVE REPLAT LOTS 9 - 14, BLOCK 1, "ADDISON RESERVE PARCELS ONE & TWO", PLAT BOOK 76 PAGES 4 THROUGH 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PART OF GLENEAGLES/POLO CLUB WEST P. U. D.  
SITUATE IN SECTION 27, TOWNSHIP 46 SOUTH  
RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
JANUARY, 1996 SHEET 1 of 2

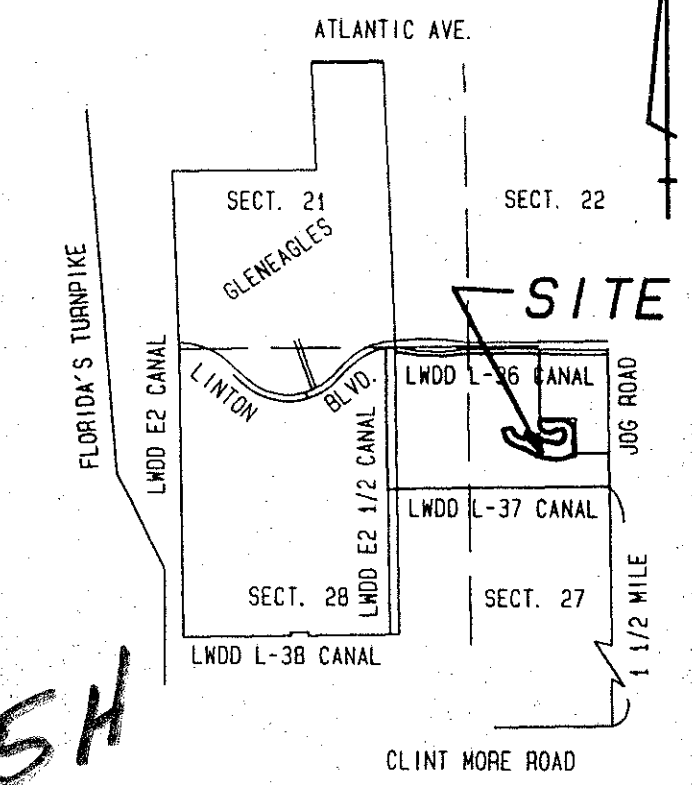
230-019

# 16

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 2:52 P.M.  
THIS 2 DAY OF April  
AD, 1996 AND DULY RECORDED  
IN PLAT BOOK 77 ON PAGES  
16 AND 17

DOROTHY H. WILKEN, CLERK  
By Down A Martin, D. C.



LOCATION MAP  
NOT TO SCALE

NET. 80-215H  
#0001  
5/3/3/K  
ZCL

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PAL DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ADDISON RESERVE REPLAT LOTS 9 - 14, BLOCK 1, ADDISON RESERVE PARCELS ONE & TWO", (PLAT BOOK 76 PAGES 4 - 7), OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 THROUGH 14, BLOCK 1, AS SHOWN ON "ADDISON RESERVE PARCELS ONE & TWO" AS RECORDED IN PLAT BOOK 76 AT PAGES 4 THROUGH 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE PARCEL OF LAND CONTAINS 1.294 ACRES OF LAND, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE FOR ACCESS AND MAINTENANCE PURPOSES AND ARE IN FAVOR OF THE ADJOINING LOT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, PAL DEVELOPMENT, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF MARCH, 1996.

PAL DEVELOPMENT, INC., A FLORIDA CORPORATION

WITNESS: Joan C. Kuehn BY: Albert N. Projansky  
JOAN C. KUEHN ALBERT N. PROJANSKY  
VICE PRESIDENT VICE PRESIDENT

WITNESS: Janice Savigny  
JANICE SAVIGNY

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ALBERT N. PROJANSKY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ALBERT N. PROJANSKY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PAL DEVELOPMENT, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF MARCH, 1996.  
MY COMMISSION EXPIRES: 7/18/99 Joan C. Kuehn  
DATE NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF )

BARNETT BANK OF PALM BEACH COUNTY HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 9927 AT PAGES 1919 OFFICIAL RECORD BOOK 9922 AT PAGES 1636 AND OFFICIAL RECORD BOOK 9922 AT PAGES 1636 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BARNETT BANK OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11TH DAY OF MARCH, 1996.

BARNETT BANK OF PALM BEACH COUNTY

WITNESS: Alisa Perez BY: Dean Fennell  
ALISA PEREZ DEAN FENNEL  
VICE PRESIDENT VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF )

BEFORE ME PERSONALLY APPEARED DEAN FENNEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DEAN FENNEL AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK OF PALM BEACH COUNTY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11TH DAY OF MARCH, 1996.  
MY COMMISSION EXPIRES: 5/4/99 Alisa Perez  
DATE NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALBERT N. PROJANSKY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PAL DEVELOPMENT, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION OF THIS PLAT.

DATE: MARCH 8, 1996 BY: Albert N. Projansky  
ALBERT N. PROJANSKY

ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON;

### APPROVALS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 2 DAY OF APRIL, 1996.

BY: George Webb  
GEORGE WEBB, P. E., COUNTY ENGINEER

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 11°38'49" WEST ALONG THE EAST LINE OF LOT 14, BLOCK 1, "ADDISON RESERVE PARCELS ONE & TWO", AS RECORDED IN PLAT BOOK 76 AT PAGES 4 - 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SERVICE. (SEE SHEETS 2 OF 3 AND 3 OF 3 FOR ROTATION)

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P. R. M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 12 DAY OF MARCH, 1996  
Mary Hanna Clodfelter  
MARY HANNA CLODFELTER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4763

PAR. 1+2  
POLO CLUB WEST PUD

# 0230-019

SEAL  
PAL DEVELOPMENT, INC.

SEAL  
NOTARY PUBLIC

SEAL  
BARNETT BANK OF  
PALM BEACH COUNTY

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 1 OF 2  
SECT. 27, T 46 S, R 42 E

<b>MOCK, ROOS &amp; ASSOCIATES, INC.</b>	
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113	
SCALE: NONE	DATE: JANUARY 1996
P. A. NO. 94175.05	DWG. NO. 46-42-27-57
ADDISON RESERVE REPLAT LOTS 9-14, BLOCK 1, ADDISON RESERVE PARCELS ONE & TWO, PLAT BOOK 76 PAGES 4-7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PART OF "GLENEAGLES/POLO CLUB WEST P. U. D."	

SUBDIVISION: ADDISON RESERVE  
 BOOK: 77  
 FLOOD ZONE: B  
 QUAD: 457  
 SE: 80-215  
 PUD NAME: GLENEAGLES/POLO CLUB WEST  
 PAGE: 16  
 FLOOD MAP: #215A  
 ZONING: RTS  
 ZIP CODE: 33446

TAZ-478